

# WHITING VILLAGE AT CRESTWOOD COMMUNITY ASSOC INC.

## SUNSHINE/OPEN MEETING

APRIL 16 2026

MEETING OPENED AT 10 AM. PLEDGE OF ALLEGIANCE PERFORMED.

PRESENTATION FROM OUR TERMITE COMPANY, OZANE. INSPECTIONS OF HOUSES, INCLUDING GARAGES, WILL BEGIN IN MAY. THE REP DISCUSSED THE VARIOUS CHEMICALS USED TO TREAT FOR TERMITES, THAT H/Os WOULD RECEIVE INDIVIDUAL REPORTS OF THE INSPECTIONS, WHICH WILL ALSO INFORM H/Os OF ANY OTHER PROBLEMS THAT MAY HAVE BEEN NOTICED. OZANE IS ALSO AVAILABLE TO CONTRACT WITH INDIVIDUAL H/Os FOR VENT SCREENS, OTHER INSECTS BESIDES TERMITES, INSULATION REPLACEMENT & MOLD REMEDIATION OF CRAWLSPACES & OZANE WILL TREAT FOR CARPENTER BEES AT A SPECIAL VILLAGE DISCOUNT PRICE. THEY WILL GIVE FREE ESTIMATES FOR ANY WORK; HE INFORMED AUDIENCE THAT OZANE DOES NOT PERFORM REPAIR WORK FOR TERMITE DAMAGE, BUT CAN RECOMMEND SOMEONE. OZANE CAN ALSO INSTALL "THERMAL CONTROL VENTS" AT A FEE.

THE OZANE REP THEN ANSWERED QUESTIONED FROM THE AUDIENCE, ADDRESSING VARIOUS ISSUES.

SECRETARY READ MINUTES FROM MARCH 2026 SUNSHINE/OPEN MEETING.

TREASURER HOWARD SNYDER COULD NOT PRESENT THE MONTHLY FINANCIAL REPORT DUE TO OUR BOOKKEEPER BEING OUT OF OFFICE BUT INFORMED RESIDENTS IT WILL BE AVAILABLE ON THE WEBSITE IN A FEW DAYS. THE YEAR-END AUDIT IS PRESENTLY IN THE PROCESS OF BEING FINALIZED. HOWARD STATED THAT THE BOARD IS AGGRESSIVELY PURSUING DELINQUENTS & LIENS, WE WILL PAY EOSSO \$335,000 THIS YEAR FROM THE R & R FUND FOR NECESSARY REPAIRS OF ROADS & FINGERS. THIS IS IN LINE WITH OUR OVERALL ROAD REPAIR & MAINTENANCE PROGRAM.

TRUSTEE KEN STEBNER SPOKE ABOUT DANGERS OF WINTER SNOWSTORMS, CONSIDERATIONS OF INSTALLING WOOD BURNING STOVES, ROOF PROBLEMS IN CONJUNCTION WITH HAVING SOLAR PANELS, THE FINAL PERMIT APPROVAL FOR OUR NEW CLUBHOUSE GENERATOR & THE PROGRESS OF REPLACEMENT OF APPROX. 60 INGROUND TRASH CANS DAMAGED BY PLOWS OR RESIDENTS

DURING THE LAST 2 SNOWSTORMS. KEN REITERATED THE IMPORTANCE OF INDIVIDUAL SEWER & WATER LINES INSURANCE. HE OFFERED HOMESERVE AS A SUGGESTION, AND REMINDED THAT A LIST OF INSURANCE COMPANIES IS POSTED ON THE CLUBHOUSE BULLETIN BOARD.

ROSETTA DELUCA INFORMED RESIDENTS OF VARIOUS ITEMS, INCLUDING THE ONGOING NEW ROOF PROGRAM: RESIDENTS NEEDING NEW ROOFS SHOULD SIGN UP WITH STANLEY TO TAKE ADVANTAGE OF A LIMITED TIME OFFER OF A REALLY REASONABLE PRICE. SEE ROSETTA TO SIGN UP. SHE ALSO TOLD RESIDENTS THAT SOME FINGERS WILL BE REPAIRED, CRACKS FILLED IN, IN MANY AREAS. WE HAVE A LIST OF NEEDED REPAIRS. LIST IS AVAILABLE FOR PERUSAL BY RESIDENTS AT CLUBHOUSE, AS IS THE OZANE CONTRACT. ADDITIONALLY, ROSETTA GAVE INFO ON THE PROCEDURE FOR GETTING APPT TO REPLACE WATER METERS, THAT PEOPLE SHOULD CEASE PARKING ON THE FINGERS.

MEETING WAS OPENED FOR QUESTIONS, AMONG WHICH WERE QUERIES CONCERNING PARKING, NEW WATER METERS, MAINTENANCE QUESTIONS, EXPENSES FROM R&R ACCT, SPECIFIC AMTS OF CDS RECENTLY PURCHASED, ETC.

MEETING CLOSED APPROX. 11:25 AM. NEXT SUNSHINE/OPEN MEETING SCHEDULED FOR MAY 21 2026, WHICH WILL FEATURE SENATOR AMATO AS OUR GUEST SPEAKER.

# WHITING VILLAGE AT CRESTWOOD COMMUNITY ASSOCIATION, INC.

## SUNSHINE/OPEN MEETING

APRIL 16 2026

## AGENDA

MEETING OPENS AT 10 AM. PLEDGE OF ALLEGIANCE TO BE PERFORMED. ALL TRUSTEES PRESENT EXCEPT VICE PRESIDENT ROBERT BUONANNO.

PRESIDENT ROSETTA DELUCA WILL INTRODUCE A REP FROM OZANE, OUR TERMITE COMPANY, WHO WILL PRESENT INFORMATION ON OUR TERMITE PROGRAM AND ANSWER QUESTIONS FROM THE AUDIENCE.

PRESIDENT ROSETTA DELUCA WILL GIVE AN OPENING STATEMENT CONCERNING A NUMBER OF TOPICS OF INTEREST TO OUR RESIDENTS.

SECRETARY WILL READ MINUTES FROM MARCH SUNSHINE MEETING AND WILL OFFER INFO CONCERNING SOME TOPICS OF INTEREST TO CV 7.

TREASURER WILL SPEAK ABOUT A NUMBER OF ITEMS, INCLUDING YEAR-END AUDIT BEING PERFORMED, OUR EOSSO PAVING CONTRACT, OUR CONTINUING CD INVESTMENT PROGRAM, AND SPECIFICALLY A REITERATION OF INFO CONCERNING THE RECENT PURCHASE OF \$100,000 IN CDS, OUR AGGRESSIVE CAMPAIGN TO FOLLOW DELINQUENT ACCTS AND LIENS, THE ONGOING NEGOTIATIONS WITH THE SOLAR COMPANY AND THE CLUBHOUSE ROOF SITUATION, COSTS OF REPLACEMENT OF DAMAGED INGROUND TRASH CANS, WHICH IS AN R&R EXPENSE. THERE WILL BE NO MONTHLY TREASURERS REPORT READ, AS OUR ASSOCIATION BOOKKEEPER HAD A DEATH IN HER FAMILY AND IS ON A SHORT LEAVE. PLEASE NOTE THE MONTHLY REPORT WILL BE PUBLISHED BOTH IN OUR MAY NEWSLETTER AND ON THE ASSOCIATION WEBSITE BY THE END OF THE MONTH.

TRUSTEE KEN STEBNER WILL DISCUSS SOLAR PANELS, ROADWORK IN THE VILLAGE, FURTHER INFO ON INGROUND TRASH CANS AND AN UPDATE ON THE NEW CLUBHOUSE GENERATOR.

MEETING WILL OPEN FOR QUESTIONS FROM AUDIENCE. MEETING WILL CLOSE, NEXT SUNSHINE MEETING IS SCHEDULED MAY 21, 2026 AT 6 PM, AND WILL FEATURE STATE SENATOR AMATO AS A GUEST SPEAKER.